

**BERKSHIRE
HATHAWAY**
HOMESERVICES

PROFESSIONAL
REALTY



COMMERCIAL DIVISIONSM

5848 Poe Ave

Dayton, OH 45414

Exclusively Represented By:

Ibragim Chakhalidze

Sales Associate

510 517 2511

ibragim@preferredb.com

OFFICE / LAND FOR LEASE

5848 Poe Ave

Dayton, OH 45414

FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$15,000 per month
Lease Type	NNN
GSF	4,437 SF
Site Size	5.1 Acres
Year Built	1952
Zoning	OSI-2

Property Overview

Secure Gated Commercial Property with Office & Truck Parking Potential

Excellent opportunity for businesses seeking a secure, gated commercial property with existing office space and room for truck parking or other commercial uses.

The property features a functional office building with multiple work areas, including 3 private offices, a lobby, waiting area, bathroom, and a garage that has been converted into a kitchen and employee eating area.

The combination of secure gated access, office space, and truck parking capability makes this property an excellent option for trucking companies, contractors, logistics businesses, and other commercial operators.

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Property Details & Highlights

Property Type	Office/ Land
Property Subtype	Flex Space
APN	E21 01003 0077
Building Size	4,437 SF
Lot Size	5.1 Acres
Year Built	1952
Number of Floors	1
Number of Buildings	1



- 3 private offices
- 1 lobby/reception area
- 1 waiting area
- 1 bathroom
- Converted garage with kitchen and eating area
- Gated and secured property
- Security system
- Space suitable for truck parking and fleet operations
- Potential for storage, logistics, contractor operations, and other commercial uses

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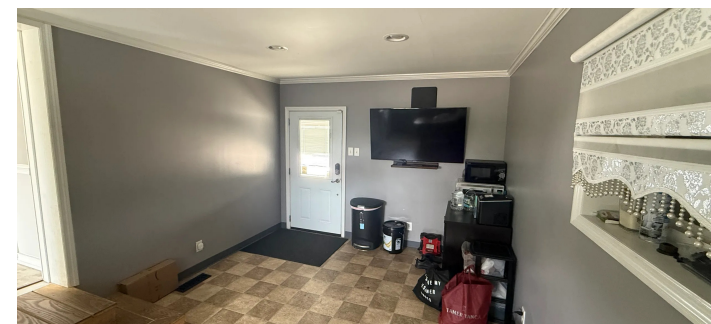
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Additional Photos



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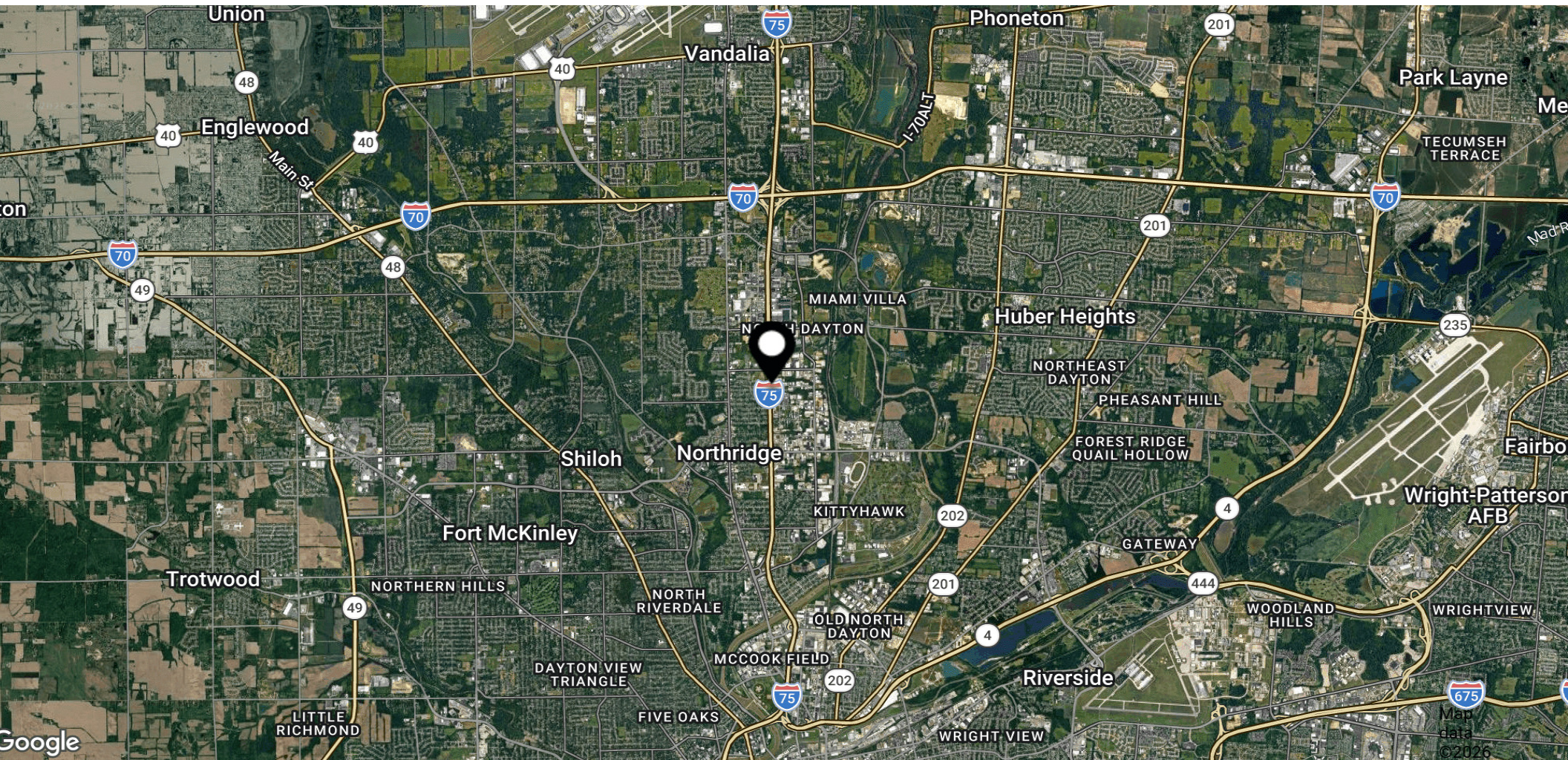
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Location Map



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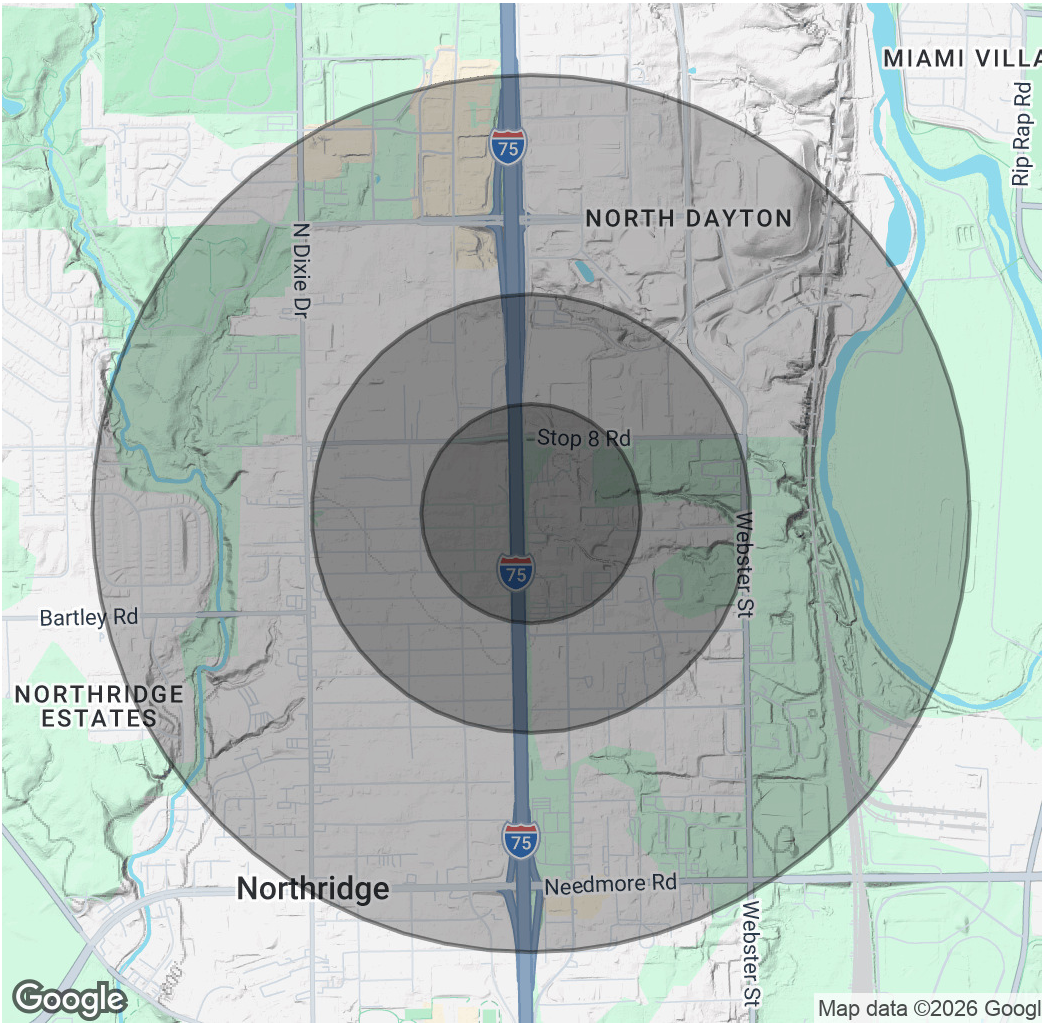
FOR LEASE

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	248	982	3,148
Average Age	50.6	52.1	45.4
Average Age (Male)	49.8	51.5	41.8
Average Age (Female)	51.5	52.4	46.9

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	128	523	1,615
# of Persons per HH	1.9	1.9	1.9
Average HH Income	\$62,215	\$58,187	\$55,527
Average House Value	\$84,313	\$87,311	\$117,265

2023 American Community Survey (ACS)



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Advisor Bio 1



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